

ORDINANCE NO. 920709-I

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: 0.1035 ACRE TRACT OF LAND, FROM "LR" NEIGHBORHOOD COMMERCIAL DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 6400 SOUTH FIRST STREET, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the base zoning district from "LR" Neighborhood Commercial district to GR-CO Community Commercial district-Conditional Overlay combining district on the property described in File C14-91-0088, as follows:

0.1035 acre tract of land, said 0.1035 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes,

locally known as 6400 South First Street, in the City of Austin, Travis County, Texas.

PART 2. The property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Development of the Property as Restaurant (general) or Restaurant (limited) use shall be restricted to a maximum gross floor area of 3,000 square feet.
2. The following uses of the Property shall be prohibited:
 - (a) Automotive rentals,
 - (b) Automotive repair services,
 - (c) Automotive sales,
 - (d) Automotive washing (automatic or mechanical),
 - (e) Automotive washing (self service),
 - (f) Restaurant (drive-in, fast food),
 - (g) Indoor entertainment,
 - (h) Indoor sports and recreation, and,
 - (i) Pawn shop services.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "GR" Community Commercial district base district and other applicable requirements of the Land Development Code.

PART 3. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.


PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage.

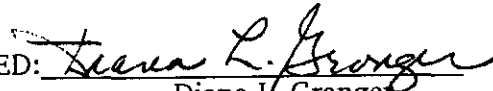
PASSED AND APPROVED:

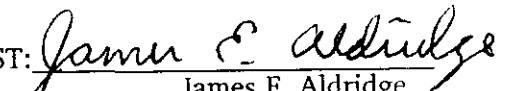
____ July ____ 9 ____, 1992

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Bruce Todd
Mayor

APPROVED: 
Diana L. Granger
City Attorney

ATTEST: 
James E. Aldridge
City Clerk

9July92
ME/jj

CRICHTON & ASSOCIATES

LAND SURVEYORS

111 W. ANDERSON LN. E-330

AUSTIN, TEXAS 78752

512-451-9008

FIELD NOTES

FIELD NOTES FOR A 0.1035 ACRE OR A 4507 SQUARE FOOT TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE. BEING A PORTION OF LOT 1A, AND LOT 1B OF BOB BLACK ADDITION, A SUBDIVISION OF RECORD IN BOOK 59, PAGE 29, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 2 OF BUCKINGHAM PLACE COMMERCIAL AREA, A SUBDIVISION OF RECORD IN BOOK 47, PAGE 94, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.1035 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point for the intersection of the West R.O.W. line of South First Street, and the South R.O.W. line of Eberhart Lane; same being the Northeast corner of said Lot 1A.

THENCE N 61° 33' 00" W, with the South R.O.W. line of Eberhart Lane; same being the North line of said Lot 1A, 68.54 feet to a point.

THENCE S 28° 27' 00" W, leaving said common line and crossing said Lot 1A, 66.03 feet to the **POINT OF BEGINNING**.

THENCE S 28° 34' 45" W, at 4.77 feet crossing the South line of said Lot 1A, same being the North line of Lot 1B, at 83.97 feet crossing the South line of said Lot 1B; same the North line of Lot 2, in all a total distance of 89.97 feet to a point for the Southeast corner of this tract.

THENCE N 61° 25' 15" W, 50.10 feet to a point for the Southwest corner of this tract.

THENCE N 28° 34' 45" E, at 5.92 feet crossing the common line of said Lot 2 and said Lot 1B, at 85.12 feet, cross the common line of said Lot 1B, and said Lot 1A, in all a total distance of 89.97 feet to a point for the Northwest corner of this tract.

THENCE S 61° 25' 15" E, 50.10 feet to the **POINT OF BEGINNING** and containing 0.1035 acres or 4507 square feet of land more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to my knowledge and belief.



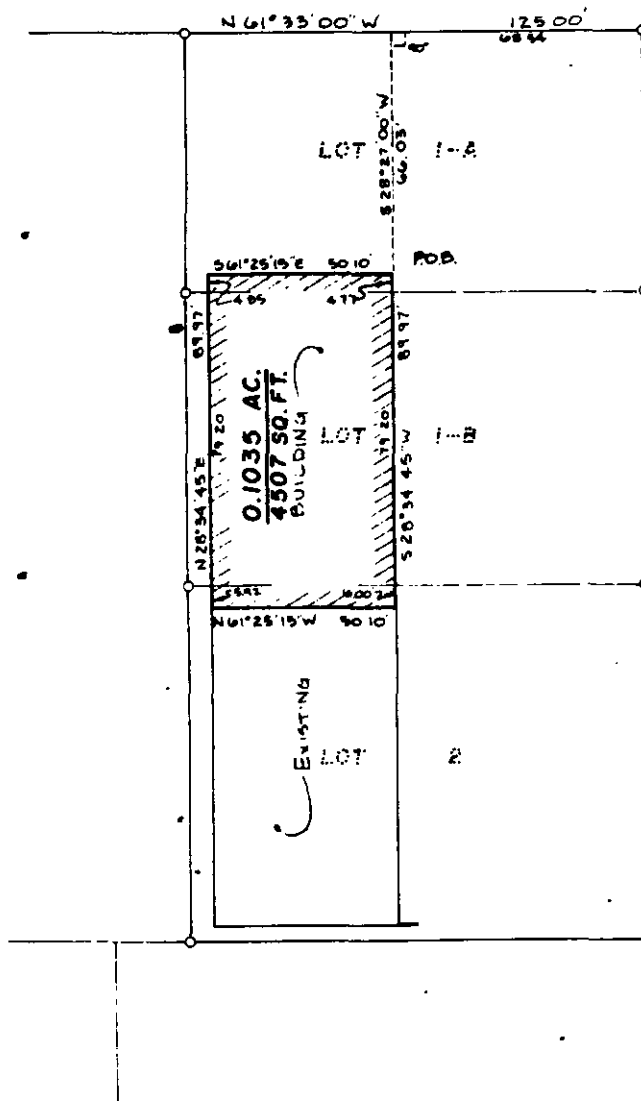
WITNESS MY HAND AND SEAL THIS THE 31ST DAY OF JULY, 1992.

A handwritten signature in cursive script, appearing to read "Herman Crichton".

HERMAN CRICHTON, R.P.L.S. #4046
Exhibit "A"
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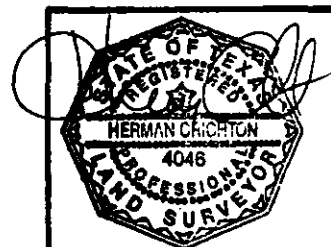
SCALE: 1" = 40'

SOUTH FIRST STREET



CRICHTON
AND ASSOCIATES
• LAND SURVEYORS •

Exhibit "A"
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DATE: July 31, 1962